

# FOR LEASE

# CHAMPLIN STATION

11571—11597 Theatre Drive | Champlin, MN | 55316



## 4,500 SF Available For Lease

**Blake Martin**

612.465.8521  
blake@upland.com

**Sara Swenson**

612.465.8523  
sara@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

**UPLAND**  
REAL ESTATE GROUP, INC.

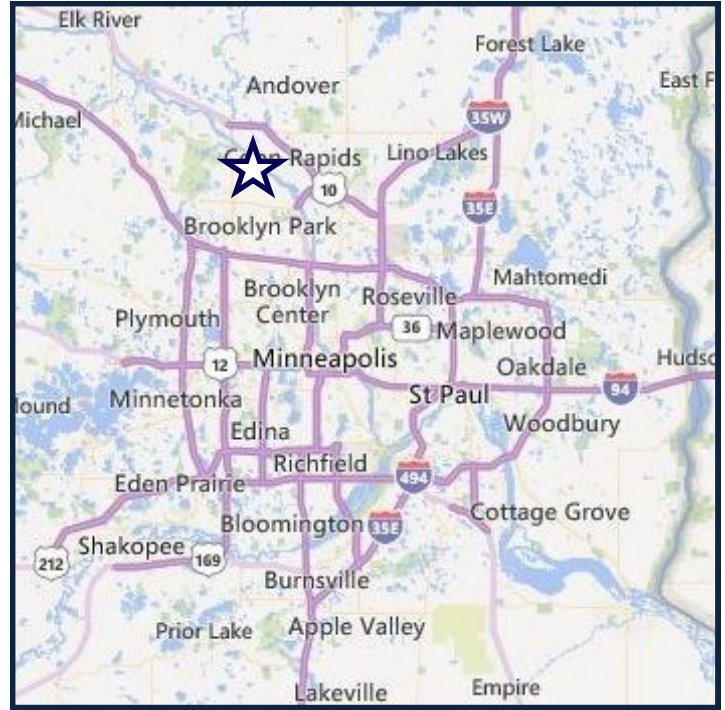
*Look Upland. Where Properties & People Unite!*  
[www.upland.com](http://www.upland.com)

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	11571-11597 Theatre Drive
<b>CITY, STATE</b>	Champlin, MN
<b>BUILDING SIZE</b>	17,000 SF
<b>LOT SIZE</b>	2 Acres
<b>SPACE AVAILABLE</b>	1,500—4,500 SF (Vanilla Shell)
<b>LEASE RATE</b>	\$14.00 Net
<b>CAM &amp; TAXES</b>	\$6.50
<b>PARKING RATIO</b>	6.24
<b>ZONING</b>	C2
<b>COUNTY</b>	Hennepin
<b>YEAR BUILT</b>	2008



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	7,389	59,942	156,415
<b>MEDIAN HH INCOME</b>	\$86,846	\$76,287	\$72,867
<b>AVERAGE HH INCOME</b>	\$101,326	\$86,778	\$72,867
<b>MEDIAN AGE</b>	38.1	38	36.8

**NEARBY RETAILERS**

- Buffalo Wild Wings
- Clive's Roadhouse
- Village Games
- Caribou Coffee
- Mann's Theatre

**TRAFFIC COUNTS**

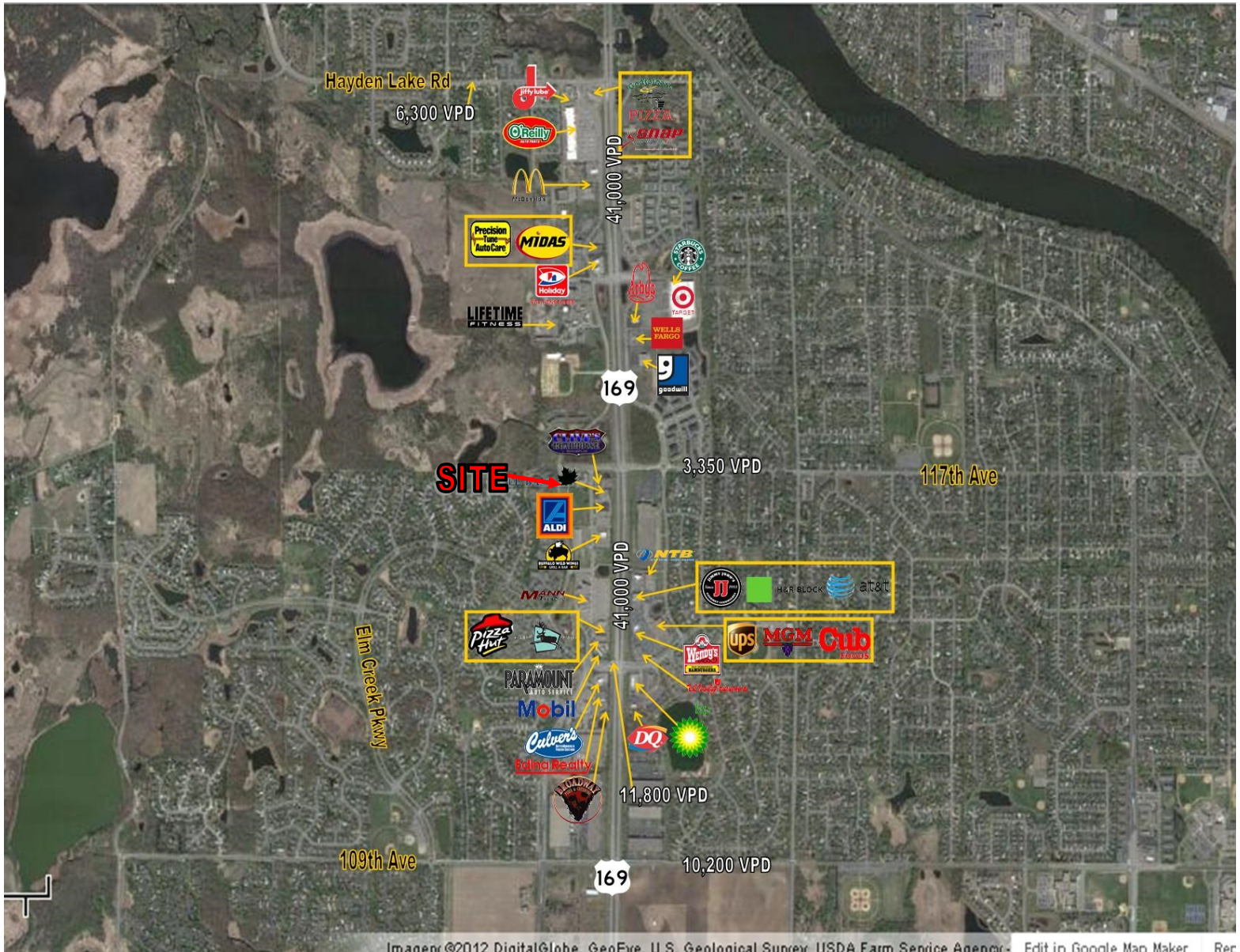
<b>CHAMPLIN DRIVE</b>	4,100 VPD
<b>HIGHWAY 169</b>	39,000 VPD

**COMMENTS**

- Visibility from Highway 169
- TI Available
- Good Co- Tenants
- Flexible Suite Sizes







THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





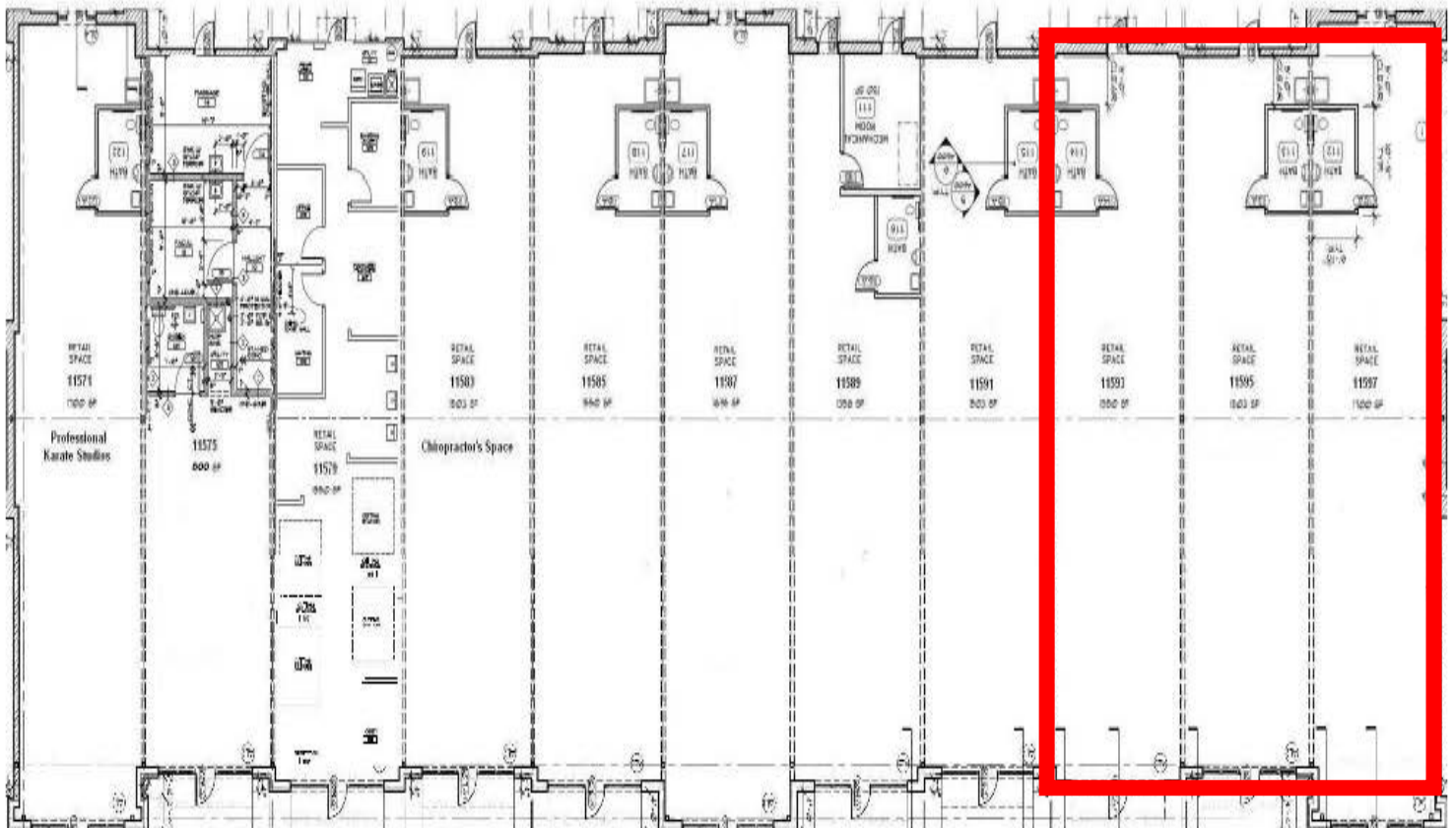
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



Champlin Station is located on Theatre Drive in Champlin, MN. The property has visibility from highway 61 which has an average vehicle count of 39,000 per day. The building is 17,000 sq ft. situated on a 2 acre lot. The rental rate for the property is \$10.00 PSF Net. This retail space is situated nicely next to Buffalo Wild Wings, Champlin Theater, and Aldi. Other nearby retailers include: Target, Lifetime Fitness, Cub Foods, Walgreens, GNC, MGM Wine & Spirits, and many more.

Champlin is a progressive suburban community situated on the banks of the Mississippi River just fifteen miles northwest of downtown Minneapolis. The City has built lasting partnerships with the business community resulting in significant commercial investments. The advantages offered by Highway 169 support these investments and have given rise to a collection of thriving commercial districts.





4,500 SF